

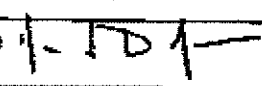
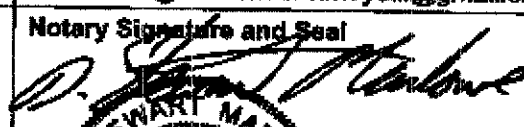
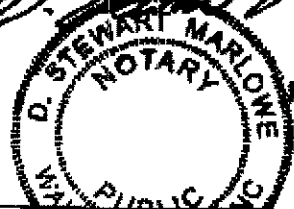
Administrative Alternates

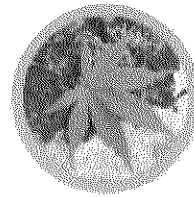
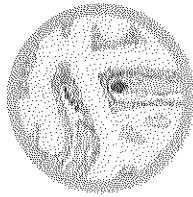
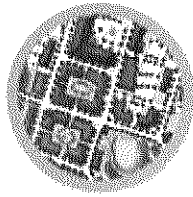


**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2493 | cfax 919-996-1831

Administrative Alternate Request: Requested in accordance with UDO Section 10.2.17	OFFICE USE ONLY
Section(s) of UDO affected: UDO Section 3.2.4 D1 - Build-to, Primary Street (TC-12-16) Provide an explanation of the alternate requested, along with an applicant's statement of the findings This request is for an increase in the maximum build-to requirements for the primary street. See attached memo. Provide all associated case plan numbers including zoning and site plan: Zoning #Z-39-15; Site Plan #SR-87-16 (T#492324 - currently in review)	Transaction Number

Property Address 1820 & 1824 Trailwood Drive, Raleigh NC		Date 11/29/2016
Property PIN 0782-09-3361 & 0782-09-2086	Current Zoning RX-3-PK CU	
Nearest Intersection Trailwood Drive and I-40	Property size (In acres) 5.08 acres	
Property Owner Trailwood Apartments, LLC	Phone 919-844-7888	Mail 314 W. Millbrook Rd., Ste. 13 Raleigh NC 27606
	Email dsmarlowe@aol.com or hmoyelli@gmail.com	
Project Contact Person Pam Porter, Tony M. Tate Landscape Architecture, PA	Phone 919-484-8880	Mail 5011 Southpark Dr., Ste. 200 in Durham NC 27713
	Email pam@tmtla.com	
Property Owner Signature 	Email dsmarlowe@aol.com or hmoyelli@gmail.com	
Notary Sworn and subscribed before me this <u>7</u> day of <u>December</u> 20 <u>16</u>	Notary Signature and Seal   My Commission Expires 6-11-2017.	
	7.	



Date: November 29, 2016

To: Michael Walters, City of Raleigh Planning Department

From: Pamela Porter, Tony M. Tate Landscape Architecture, PA

Project: Trailwood Apartments (SR-87-16, T#492324)

RE: Administrative Alternate Memorandum

Project Summary:

Trailwood Apartments is a 3 building apartment community located at 1820 & 1824 Trailwood Drive – at the northwest corner of Trailwood Drive and I-40. This apartment community, located on 5.08 acres, is comprised of 50 units: 25 3-bedroom apartments and 25 4-bedroom apartments. Prior to site plan submittal, a zoning request was approved to rezone these two properties from R-6 to RX-3-PK CU (zoning case #Z-39-15). Although not an official zoning condition it was discussed during the rezoning process that a 50' swath of trees – currently our Tree Conservation Area (TCA) – was to be saved along Trailwood Drive. The TCA along Trailwood Drive is primary TCA and must be saved per Section 9.1.4.A.8 of the Raleigh UDO.

Justification Statement:

We are hereby requesting an administrative alternate to the build-to, primary street requirements set forth in UDO Section 3.2.4.D1/TC-12-16.

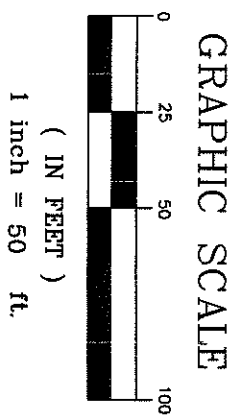
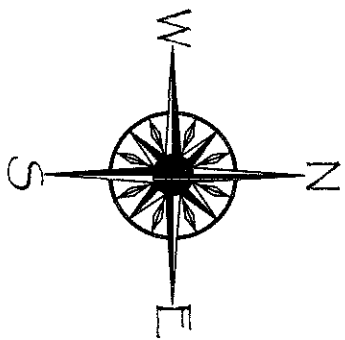
As noted in our application we are requesting an increase in the maximum build-to requirements for the primary street listed in Raleigh UDO Section 3.2.4.D1/TC-12-16.

Trees 10" DBH or larger are permitted to have up to 30% of their critical root zone located outside of the boundary limit of a TCA. It has been determined that up to 30% of the critical root zone may be impacted and the tree will still survive. We have several trees located in the TCA along Trailwood Drive between the two entrances to the site where the critical root zone extends beyond the limits of the TCA. Moving the building up to that 55' build-to line is not only compromising our TCA but will not allow enough room for site grading to occur between the building and our required 50' Primary TCA.

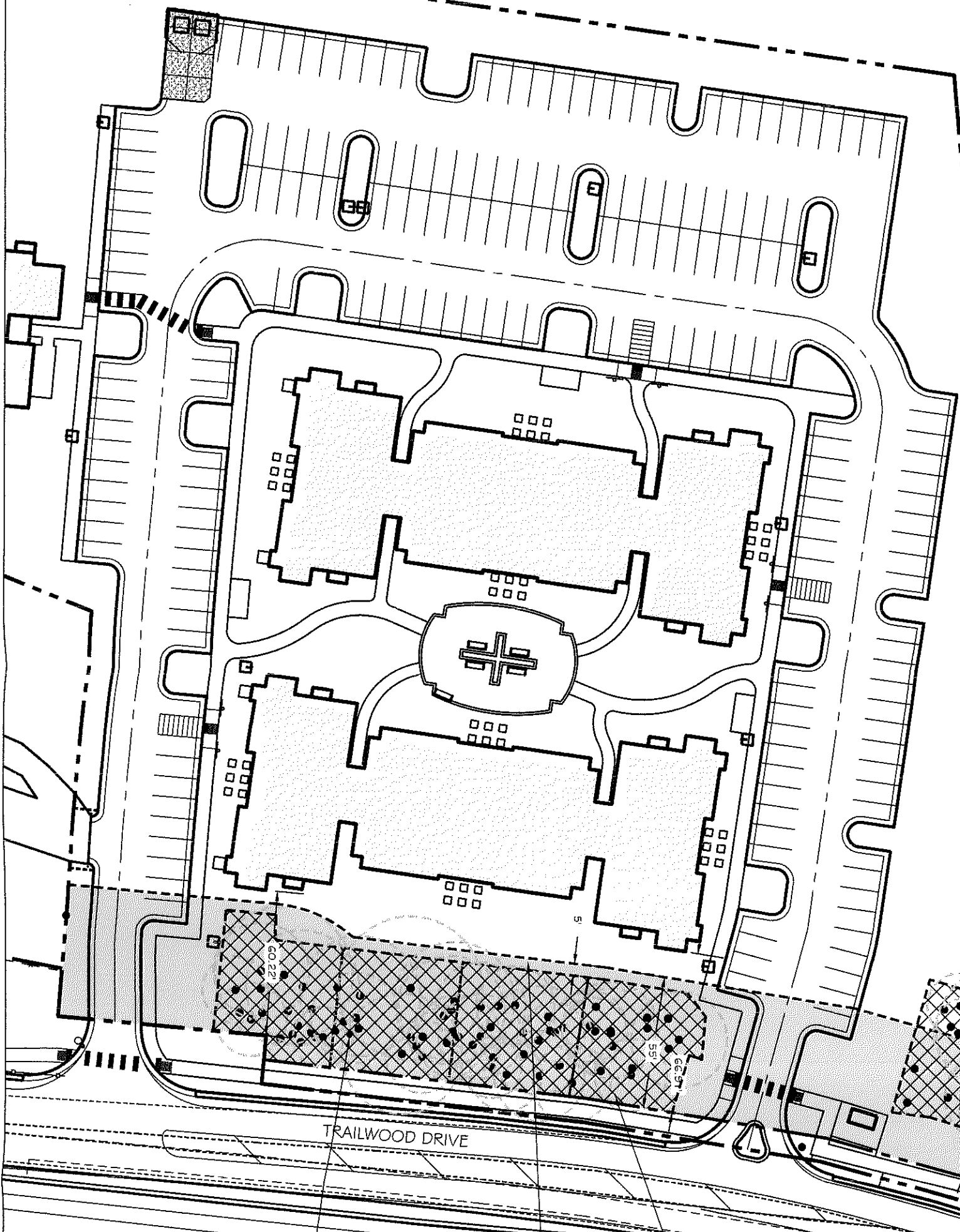
Currently our building sits 66.91' and 60.22' back from the dedicated right of way. Having the building set back further than the 55' build-to line allows for these required trees to be saved and gives ample room for site grading to occur without compromising these trees.

Please see attached graphic (Exhibit A) illustrating our request. Thank you for your consideration of this correspondence. Please let me know should you need any additional information.

Pamela Porter, RLA, LEED AP



CRITICAL ROOT ZONE (TYP)
AREA IN RED INDICATES THE 55'-
BUILD-TO LINE PER UDO SECTION
3.2.4.D/TC-12-16



50' WIDE PRIMARY
TREE CONSERVATION
AREA (TYP)

5' BETWEEN THE REQUIRED
PRIMARY TCA AND BUILD-TO
LINE NOT ENOUGH ROOM
TO ALLOW FOR TREES IN
TCA TO BE PRESERVED AND
NOT ENOUGH ROOM FOR
SITE GRADING

TREE IN PRIMARY
TREE CONSERVATION
AREA (TYP)

EXHIBIT A - Trailwood Apartments Administrative Alternate Request